

RESOLUTION NO. 2006-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI APPROVING THE REQUEST OF DALE GILLESPIE, ON BEHALF OF SAN JOAQUIN VALLEY LAND COMPANY LLC, FOR AN ANNEXATION TO ALLOW GENERAL DEVELOPMENT PLAN APPROVAL FOR DEVELOPMENT OF AN OFFICE BUILDING, RETAIL COMMERCIAL USES, 1,084 DWELLING UNITS, AND ASSOCIATED PUBLIC FACILITIES (REYNOLDS RANCH PROJECT) ON 220 ACRES LOCATED ON THE SOUTH SIDE OF HARNEY LANE BETWEEN STATE HIGHWAY 99 AND THE UNION PACIFIC RAILROAD TO THE WEST

WHEREAS, the City Council of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested annexation in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, amendments; and

WHEREAS, the affected properties are located within the Reynolds Ranch Project totaling 220 acres and are described as follows:

APN	OWNER	ADDRESS	CITY	STATE	ZIP
058-110-04	REYNOLDS, ROBERT & CAROLYN ETA	33 E TOKAY ST	LODI	CA	95240
058-110-05	KATZAKIAN, CHARLES S & MELISSA	PO BOX 2484	LODI	CA	95241
058-110-41	REYNOLDS, R & C ETAL	33 E TOKAY ST	LODI	CA	95240
058-130-02	VARNER, SEAN & SUMMER	13475 N STOCKTON ST	LODI	CA	95240
058-130-03	HEUANSAVATH, SENGSOIRISACK & V	13409 N STOCKTON ST	LODI	CA	95240
058-130-05	ZARATE, ISAAC B & DONNA I TR	2036 BISHOP ST	STOCKTON	CA	95205
058-130-06	DELLA MAGGIORA, DOMENICO TR ET	13323 N STOCKTON ST	LODI	CA	95240
058-130-07	PARISES, ELISA ADELE	13322 N STOCKTON ST	LODI	CA	95240
058-130-08	MCLEAN, JEFFREY JOHN ETAL	310 KENSINGTON WAY	LODI	CA	95242
058-130-09	BRADLEY, ERMA F TR ETAL	310 KENSINGTON WAY	LODI	CA	95242
058-130-11	STOCKER, PATRICK F & SANDRA H	PO BOX 673	VICTOR	CA	95253
058-130-15	REYNOLDS, ROBERT L & CAROLYN E	33 E TOKAY ST	LODI	CA	95240
058-130-16	REYNOLDS, ROBERT L & CAROLYN E	33 E TOKAY ST	LODI	CA	95240
058-130-17	BISLA, BRIJ D & S K	13137 N ST RT 99 W F	LODI	CA	95240
058-130-19	DEL CASTILLO, MARCIANO & B	13191 N HWY 99	LODI	CA	95240
058-130-21	SEEMAN, DELFORD & E TRS	13275 N STOCKTON ST	LODI	CA	95240
058-130-22	PELLETTI, MARIA	13167 S STOCKTON ST	LODI	CA	95240
058-130-24	TSUTSUMI, AGNES M TR ETAL	3725 E ARMSTRONG RD	LODI	CA	95240
058-130-04	GRIFFITTS, WILLIAM & CHERYL T	13387 N STOCKTON ST	LODI	CA	95240
058-130-10	STOCKER, PATRICK F & SANDRA H	PO BOX 673	VICTOR	CA	95253
058-130-14	HELM, SHIRLEY ANN ETAL	13125 N STOCKTON ST	LODI	CA	95240
058-130-18	LODI MOOSE LODGE 634	13263 N HWY 99	LODI	CA	95240

WHEREAS, the applicant represents property owners of over 190 acres of development site and these property owners have provided consent to the project proponent and applicant for this annexation; and

WHEREAS, the project proponent and applicant is Dale Gillespie Development, San Joaquin Valley Land Company LLC, Lodi, CA; and

WHEREAS, the City Council did certify the Environmental Impact Report (06-EIR-01) and adopt Findings and Statement of Overriding Considerations pursuant to California Environmental Quality Act (CEQA); and

WHEREAS, an annexation application has been made to the Local Area Formation Commission (LAFCO) proposing to annex the Reynolds Ranch Project area into the corporate limits of the City of Lodi; and

WHEREAS, the Development Plan required by Lodi Municipal Code Chapter 17.33, P-D Planned Development District, consists of the development of a 60-acre area within the larger Master Plan area of 220 acres, including the layout and design for the office and retail components of the project; and

WHEREAS, all legal prerequisites to the approval of this request have occurred. Based upon the evidence within the staff report and project file, the City Council of the City of Lodi makes the following findings:

1. An Environmental Impact Report (06-EIR-01) for this project was certified by the City Council Resolution No. 2006-162.
2. The required public hearing by the City Council was duly advertised and held in a manner prescribed by law.
3. It is found that the requested annexation does not conflict with adopted and proposed plans or policies of the General Plan and will serve sound Planning practice.
4. It is further found that the parcels in the area proposed to be annexed are physically suitable for the development of the proposed project.
5. The proposed design and improvement of the site is consistent with all applicable standards adopted by the City in that the project, as conditioned, will conform to adopted standards and improvements mandated by the City of Lodi Public Works Department Standards and Specifications, Zoning Ordinance as well as all other applicable standards.
6. The size, shape, and topography of the site is physically suitable for the mixed-use development proposed in that the site is generally flat and is not within an identified natural hazard area.
7. The site is suitable for the density proposed by the project in that the site can be served by all public utilities and creates design solutions for storm water, traffic, and air quality issues.
8. The design of the proposed project and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. Potential biological-related environmental impacts identified in the EIR would not be significant because mitigation measures have been incorporated into the project to reduce any impacts to a level of less than significant.

9. The design of the proposed project and type of improvements are not likely to cause serious public health problems in that all public improvements will be built per City standards and all private improvements will be built per the Uniform Building Code.

10. The design of the proposed project and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed project in that, as conditioned, the project will provide dedication of adequate right-of-ways for Harney Lane, and other circulation and roadway improvements required to serve the project.

11. The project is conditioned to construct improvements to Harney Lane and other existing streets, create new streets, install new and upgrade existing intersections, and provide improved access to and from State Route 99, thereby insuring that an adequate level of service is maintained on the roadways within the area.

12. The loss of prime farmland located within the project area will be mitigated through either: (a) the identification of agricultural acreage located in close proximity to the project site to be maintained in perpetuity as agricultural use; or (b) the payment of an Agricultural Land Mitigation fee to the City of Lodi and/or the Central Valley Land Trust (Central Valley Program) or other equivalent entity. The Lodi City Council, within its legislative capacity and as a matter of policy, shall determine the sufficiency of any fees paid to mitigate the loss of prime farmland.

13. Development of the proposed project shall be consistent with the Development Plan submitted by Dale Gillespie Development, San Joaquin Valley Land Company LLC, recommended by the Planning Commission, and approved by the City Council at a subsequent meeting date.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED that the City Council of the City of Lodi hereby approves the annexation.

Dated: August 30, 2006

=====

I hereby certify that Resolution No. 2006-164 was passed and adopted by the City Council of the City of Lodi in a special meeting held August 30, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, and Johnson

NOES: COUNCIL MEMBERS – Mounce and Mayor Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


JENNIFER M. PERRIN
Interim City Clerk